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May 15, 2006

ZONING COMMISSION
District of Columbia
CASE NO. 02-50
EXHIBIT NO. 54

BY EMAIL AND FIRST CLASS MAIL

Ms. Jerrily R. Kress, FAIA
Director
Office of Zoning
441 Fourth Street, N.W., Suite 210
Washington, D.C. 20001

Mr. Bill Crews
Zoning Administrator
Department of Consumer and Regulatory Affairs
941 North Capitol Street, N.E.
Room 2000
Washington, DC 20002

Re: St. Luke's Condominium; Zoning Commission Order No. 02-50; Lot 815, Square 1935; Wisconsin Avenue and Calvert Street, N.W.

Dear Ms. Kress and Mr. Crews:

This office has been retained by JW Properties II, LLC to inquire whether either of your offices has been asked to make or has made a determination as to whether construction of the St. Luke's Condominium property complies with the requirements of Zoning Commission Order No. 02-50 dated September 8, 2003. JW Properties II, LLC is a member of St. Luke's Condominium LLC, the developer entity of the property.

In particular, we have been asked to request whether your offices have considered or determined whether construction of the project complies with the Zoning Commission Order in the following respects (or any others).

1. THE BALCONY AREA ABOVE THE FRONT ENTRANCE. The balcony area above the front entrance to the building was depicted on the plans as being open. As constructed, we understand that this area is covered.

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2. LOCATION OF COOLING TOWER OUTSIDE OF MECHANICAL PENTHOUSE. The cooling tower on the roof of the building, as constructed, extends beyond the mechanical penthouse. As a result, we understand that it is visible at the street level.

3. MATERIAL OF PENTHOUSE FAÇADE. We understand that a material other than brick was used to construct the penthouse façade.

If you should have any questions concerning this request or if you require any additional information, please contact me at your earliest convenience.

Thank you very much.

Sincerely yours,

Jacques B. DePuy

289340v1

cc: Mr. John Wood Bolton
Paul Cunningham, Esquire
John G. Lavoie, Esquire
Richard W. Luchs, Esquire